

## SINGLE FAMILY DWELLINGS – WALL CHECK DRAWING

Effective May 1, 2004, for each building permit issued for a new dwelling, it is necessary to provide to the Department of Inspections, Licenses and Permits an APPROVED WALL CHECK DRAWING. This WALL CHECK DRAWING must be performed by a Property Line Surveyor or Professional Land Surveyor and **must be received by the Inspections and Enforcement Division prior to the framing inspection request.**

An approved WALL CHECK DRAWING validates that (as applicable):

- The building is being constructed in accordance with the approved site development plan (SDP), plot plan and building permit;
- The foundation is clear of any encroachments into building restriction lines, easements, and septic areas; with a maximum dimensional tolerance ( $\pm$ ) of 1/10, one tenth of a foot, 0.1 noted on the required dimensions/distance indicated on the wall check drawing.
- The foundation matches the type and dimensions shown on the approved SDP, plot plan and building permit;
- The orientation of the foundation and garage is in accordance with the approved SDP, plot plan and building permit;
- The foundation is no more than five feet (5') from the location shown on the approved SDP, except in the case of generic type plans where the foundation must be within the generic box;
- Vertically, the first floor elevation is within one foot (1') of the elevation shown on the approved SDP (certifying professional must make allowance for the depth of the floor system if not present at the time the survey is performed), except that if the backyard is designed to drain through the side yard(s) to the street, the foundation is not more than 0.2 feet (.2') lower than the elevation shown on the approved SDP;

Should deviations be discovered that the time of the initial survey, do not submit the unapproved WALL CHECK DRAWING to the Department until corrections are made or until the permit holder receives approval from the Department of Planning and Zoning for this purpose. Revised plans must be submitted to the Department of Planning and Zoning requesting approval for the changes made at the site.

Minor revisions such as house elevations, options and model changes, minor drainage changes, additions of retaining walls less than three feet (3') in height, driveway changes, and house location and orientation changes will be reviewed through a newly implemented walk-through process at the Department of Planning and Zoning Public Service Desk. Major revisions must be reviewed as formal redline submissions. Once approved, a revised plan shall become the basis for the certification.

### **IMPORTANT NOTES TO REMEMBER:**

- The slope of the private driveway will not exceed fifteen percent (15%) at any point without approval from the Department of Planning and Zoning, Engineering Division as defined by the Volume III Design Manual;
- Drainage divides are to be in accordance with the approved SDP.

### **FOR MORE INFORMATION:**

Department of Inspections, Licenses and Permits  
Inspections and Enforcement Division  
9250 Bendix Road  
Columbia, MD 21045  
Telephone: (410) 313-1810

#### **Mailing Address:**

Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043  
Telephone: (410) 313-2354

#### **Temporary relocation office address:**

Department of Planning and Zoning  
Public Service Desk  
8930 Stanford Boulevard  
Columbia, MD 21045  
Telephone: (410) 313-2354

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SECOND ISSUE: 5/1/2004

REVISED: January, 2009